



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider initiating annexation/reorganization proceedings for Hi Hopes Addition.

MEETING DATE: August 21, 1991

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council consider initiating annexation/reorganization proceedings for Hi Hopes Addition.

BACKGROUND INFORMATION: The Hi Hopes Addition encompasses three parcels, 5279 East Kettleman Lane (APN 049-070-15) and 15514 and 15602 North Beckman Road (APN's 049-070-66 and 67). It contains 75.87 acres and is located south of the future easterly extension of East Vine Street and east of the Central California main line.

At its August 7, 1991 meeting the City Council introduced Ordinance 1517 which rezoned the Hi Hopes Addition to M-1, Light Industrial. The rezoning is required by the San Joaquin Local Agency Formation Commission and is the first step in the annexation process.

FUNDING: Application Fees.


James B. Schroeder
Community Development Director

JBS/cg

Attachment

APPROVED. 

THOMAS A. PETERSON
City Manager



RESOLUTION NO. 91-157

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A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED "HI HOPES ADDITION"
INCLUDING THE DETACHMENT OF CERTAIN TERRITORY WITHIN
THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LCDI

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WHEREAS, this proposal is made pursuant to the Local Government Reorganization Act of 1985, and;

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of a combined area comprising 75.87 acres more or less located at 5279 East Kettleman Lane (APN 049-070-15) and 15514 and 15602 Beckman Road (APN's 049-070-66 and 67), located south of the future easterly extension of East Vine Street and east of the Central California main line; and withdrawal of said 75.87 acres from the Mokelumne Rural County Fire District and Northern San Joaquin Water Conservation District, and located within the area to be annexed to the City of Lodi, as described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, no other counties, cities, or districts are affected; and

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the the Mokelumne Rural County Fire District and Northern San Joaquin Water Conservation District is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this reorganization; and

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service;
- (2) Annexation to the City of Lodi of the subject area will result in improved economics of scale in government operations while improving coordination in the delivery of planning services;
- (3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area;
- (5) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and

politically part of the same urban area of which the City of Lodi is also a part;

- (6) The subject area is within the Lodi Sphere of Influence;
- (7) Future inhabitants in the industrial development subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Hi Hopes Addition" which includes annexation of a combined 75.87 acres, and detachment from the Mokelumne Rural County Fire District and Northern San Joaquin Water Conservation District, as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: August 21, 1991

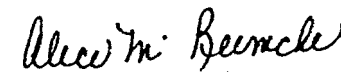
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I hereby certify that Resolution No. 91-157 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 21, 1991 by the following vote:

Ayes: Council Members - Pennino, Pinkerton, Sieglock, Snider
and Hinchman (Mayor)

Noes : Council Members - None

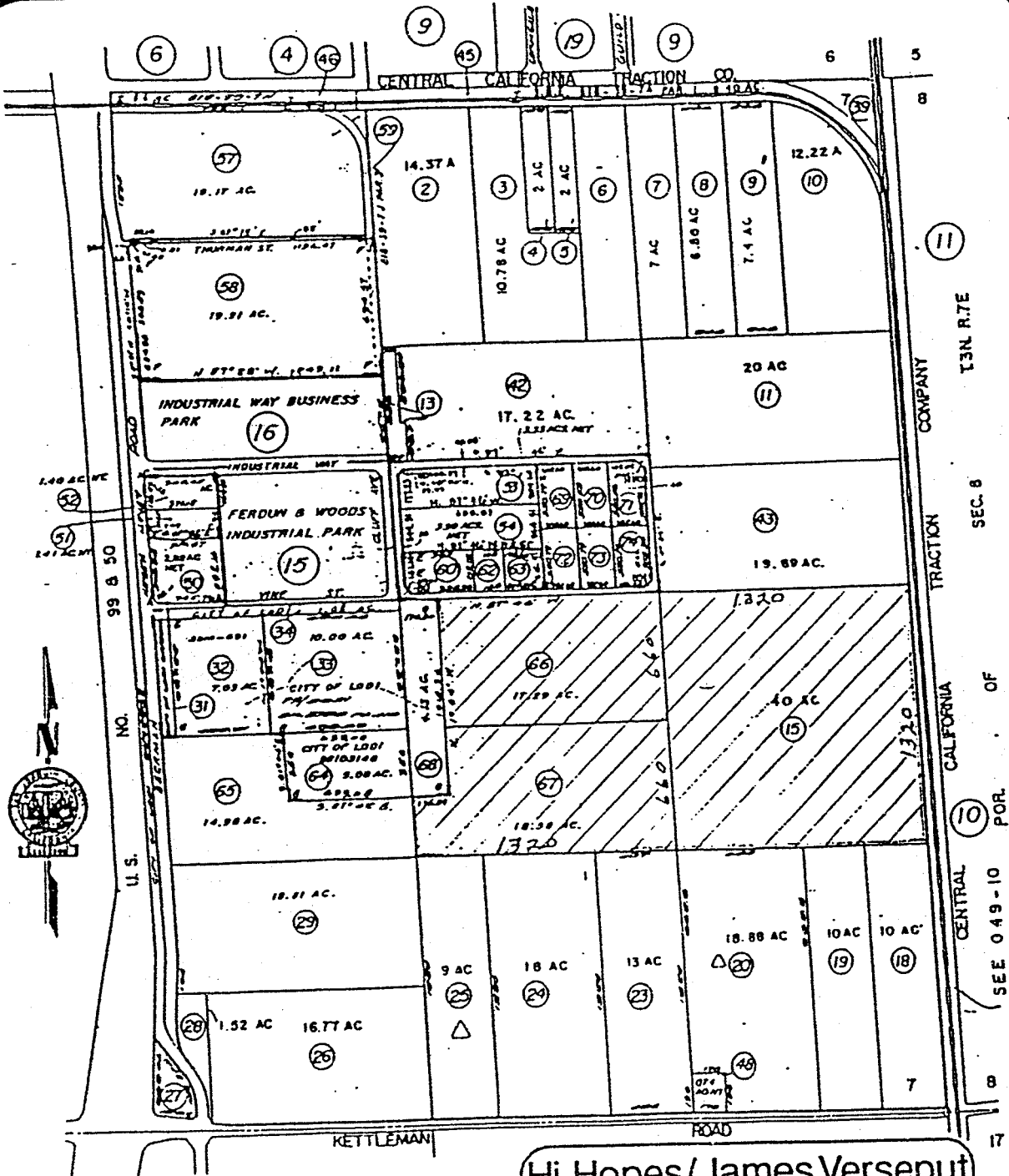
Absent: Council Members - None


Alice M. Reimche
City Clerk

91-157

RES91157/TXTA.02J

EXHIBIT A



Hi Hopes/James Versepup
 Prezone Ag to Light Ind.
 15514 & 15602 Beckman Rd.,
 5279 E. Kettleman Ln.
 Z-91-03 Z-91-04 7-8-91

CITY COUNCIL

DAVID M HINCHMAN, Mayor
JAMES W PINKERTON, Jr.
Mayor Pro Tempore
PHILLIP A. PENNINO
JACK A. SIECLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

August 23, 1991

Mr. Gerald Scott
Executive Officer
Local Agency Formation Commission
1810 East Hazelton Street
Stockton, CA 95205

Dear Mr. Scott:

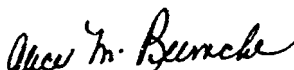
Enclosed herewith please find 4 certified copies of Resolution No. 91-157 - "A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the Proposed 'Hi Hopes Addition' Including the Detachment of Certain Territory Within the Area Proposed for Annexation to the City of Lodi".

Also enclosed please find the following documents pertaining to this matter:

- a) Three (3) copies of Justification of Proposal.
- b) Fifteen (15) copies of legal meets and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
- c) Fifteen (15) copies of maps showing affected territory.
- d) Filing and processing fees in accordance with LAFCO fee schedule (\$1,325.00).

Should you need additional information or have any questions regarding this matter, please don't hesitate to call.

Very truly yours,


Alice M. Reimche
City Clerk

AMR/jmp

Enclosures

ANNEX.05/TXTA.02J/ANNEX

**JUSTIFICATION OF PROPOSAL
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES**

Filed with:

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY
c/o Gerald F. Scott, Executive Officer
1810 E. Hazelton
Stockton, CA 95205

Phone: (209) 468-3198

Date: August 15, 1991

The undersigned, on behalf of the proponents of the subject proposal, hereby give notice of intention to:

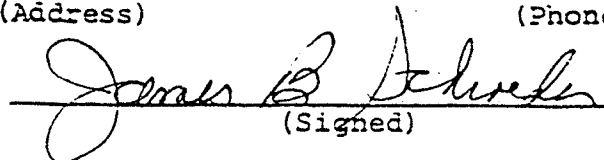
<input type="checkbox"/> incorporate a city	<input type="checkbox"/> disincorporate a city
<input type="checkbox"/> form a district	<input type="checkbox"/> dissolve a district
<input checked="" type="checkbox"/> annex territory to an agency	<input type="checkbox"/> detach territory from an agency
<input type="checkbox"/> consolidate existing agencies	

To further deliberations by the Commission, we submit the following:

1. Three (3) copies of this completed "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's Office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8½" x 11" which is the most preferable size and shall be no larger than 18" x 26").
4. Filing and processing fees in accordance with LAFCO fee schedule-

The following persons (not to exceed three) are to be mailed copies of the Executive Officer's Report and Notice of Commission hearings regarding the subject proposal.

James J. Verseput	2120 W. Lodi Ave., Lodi, CA 95242	(209) 369-7335
(Name)	(Address)	(Phone)
James Schroeder	221 W. Pine St., P.O. Box 3006, Lodi, CA/	95241-1910 (209) 333-6711
(Name)	(Address)	(Phone)
Alice M. Reimche	221 W. Pine St., P.O. Box 3006, Lodi, CA/	95241-1910 (209) 333-6702
(Name)	(Address)	(Phone)


(Signed)

COMPLETE ALL QUESTIONNAIRE ITEMS

If a question is not applicable to your proposal, you may so state.

1. Local Agency organization changes hereby proposed--designate affected agencies and annexations by name: Hi Hopes Addition
Withdrawal from the Northern San Joaquin Water Conservation District and the Mokelumne Rural County Fire District
2. Statutory provisions governing proceedings: Local Government Reorganization Act 1985

3. Do proposed boundaries create an island or corridor of unincorporated territory? No.
4. Do proposed boundaries split lines of assessment or ownership? No.
5. Land area affected: Square miles .12 Acres 75.87
6. Population in subject area: 2 Number of registered voters: 2
7. Registered voter density (per acre): Number of dwelling units: 1
8. Estimate of population increase in next 10 years: 0
9. Present land use of subject area: Agriculture
10. What is the intended development of this area: Commercial and industrial
11. Present zoning: GA-20
12. Describe proposed zoning changes: The properties will be zoned M-1, tight Industrial.
13. Assessed value of land: \$ 764,900
14. Assessed value of improvements \$ 62606
15. Value of publicly owned land in area: \$ None
16. Governmental services required by this proposal which are not presently available: Municipal sewer, water storm drainage, City police and fire.
17. What alternative measures would provide services listed in Item 16 above? Private well and septic tank. Mokelumne Rural County Fire District and County Sheriff.
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Extensions of sewer, water storm drainage and electrical lines, extensions of streets, curbs, gutters and sidewalks.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? Exact costs have not been determined.
20. How will such costs be met? Developers will be required to provide all street and utility extensions prior to the construction of any buildings.
21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No.
22. ☒ Check here if you are submitting further comments and evaluations on additional pages.

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1810 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95203
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

COMMISSION MEMBERS

HAROLD L. NELSON, CHAIRMAN
PUBLIC MEMBER

DAVID C. ENNIS, VICE-CHAIRMAN
ESCALON CITY COUNCIL MEMBER

GEORGE L. BARBER
4TH DISTRICT SUPERVISOR

EVELYN M. OLSON
LODI CITY COUNCIL MEMBER

DOUGLASS W. WILHOIT
2ND DISTRICT SUPERVISOR

W. RONALD COALE, ALTERNATE
STOCKTON CITY COUNCIL MEMBER

EDWARD A. SIMAS, ALTERNATE
3RD DISTRICT SUPERVISOR

STANLEY MORTENSEN, ALTERNATE
PUBLIC MEMBER

IMPORTANT NOTICE REGARDING DISCLOSURE OF CAMPAIGN
CONTRIBUTIONS MADE TO LAFCO COMMISSIONERS

Government Code Section 84308 requires that a LAFCo Commissioner disqualify himself and not participate in a proceeding involving an "entitlement for use" if, within the last 12 months, the Commissioner has received \$230 or more in campaign contributions from an applicant, an agent of an applicant, or any financially interested person who actively supports or opposes a decision on the matter. A LAFCo decision approving a proposal (e.g., for an annexation) will often be an entitlement for use within the meaning of Section 84308. A sphere of influence amendment can also be an entitlement for use within the meaning of Section 84308. If you are an applicant or an agent of an applicant on such a matter to be heard by the Commission and if you have made campaign contributions totalling \$250 or more to any commissioner in the past 12 months, Section 84308(d) requires that you disclose that fact for the official record of the proceeding.

The disclosure of any such contribution (including the amount of the contribution and the name of the recipient Commissioner) must be made either:

- 1) In writing and delivered to the clerk of the Commission prior to the hearing on the matter, or
- 2) By oral declaration made at the time the hearing on the matter is opened.

ANNEXATION
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST ONE QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND
MERIDIAN, MOHE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF
SAID SECTION 7; THENCE ALONG THE QUARTER SECTION LINE SEPARATING
THE NORTH ONE HALF AND SOUTH ONE HALF OF SAID SECTION 7 SOUTH 87°
42' 00" EAST 2668.20 FEET TO A POINT, SAID POINT BEING THE EAST
ONE QUARTER CORNER; THENCE ALONG THE EAST SECTION LINE OF SAID
SECTION 7 SOUTH 00° 46' 00" EAST 1324.80 FEET TO A POINT, SAID
POINT ALSO BEING A ONE SIXTEENTH SECTION CORNER; THENCE LEAVING
SAID EAST SECTION LINE AND ALONG THE SIXTEENTH SECTION LINE
SEPARATING THE NORTH ONE HALF AND THE SOUTH ONE HALF OF THE
SOUTHEAST ONE QUARTER OF SAID SECTION 7 NORTH 87° 57' 00" WEST
2660.60 FEET TO A POINT ON THE ONE QUARTER SECTION LINE
SEPARATING THE EAST ONE HALF AND THE WEST ONE HALF OF SAID
SECTION 7, SAID POINT ALSO BEING A ONE SIXTEENTH SECTION CORNER;
THENCE ALONG SAID ONE QUARTER SECTION LINE SEPARATING THE EAST

ONE HALF AND THE WEST ONE HALF OF SAIL, SECTION 7 NORTH 01° 04' 00" WEST 1336.80 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 81.2 ACRES MORE OR LESS.

EXCEPT THEREFROM THE FOLLOWING PARCEL OF LAND:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE WEST LINE OF SAIL, SOUTHEAST QUARTER SOUTH 01° 04' 00" EAST 668.36 FEET TO AN IRON ROD AS SHOWN ON THAT SURVEY FILED IN VOLUME 6 OF SURVEYS, PAGE 284, SAN JOAQUIN COUNTY RECORDS; THENCE CONTINUE SOUTH 01° 04' 00" EAST 350.0 FEET; THENCE PAHALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER SOUTH 87° 42' 00" EAST 176.84 FEET; THENCE PAHALLEL TO SAID WEST LINE NORTH 01° 04' 00" WEST 1018.36 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 87° 42' 00" WEST 176.84 FEET TO THE POINT OF BEGINNING, CONTAINING 4.127 ACRES MORE OH LESS.



CITY OF LODI

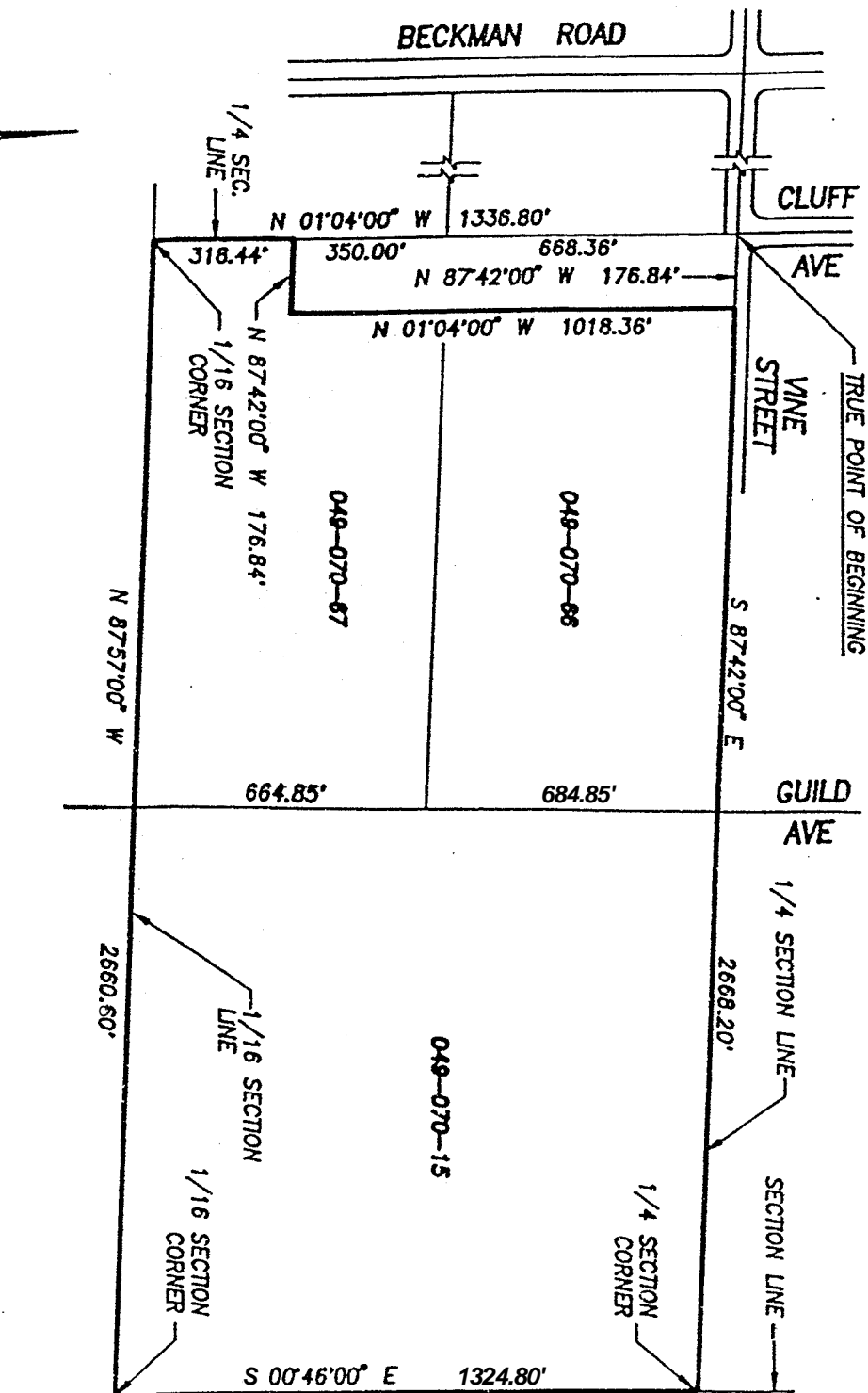
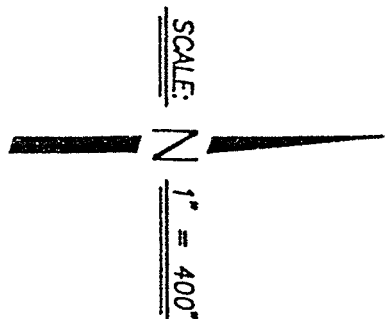
PUBUC WORKS DEPARTMENT

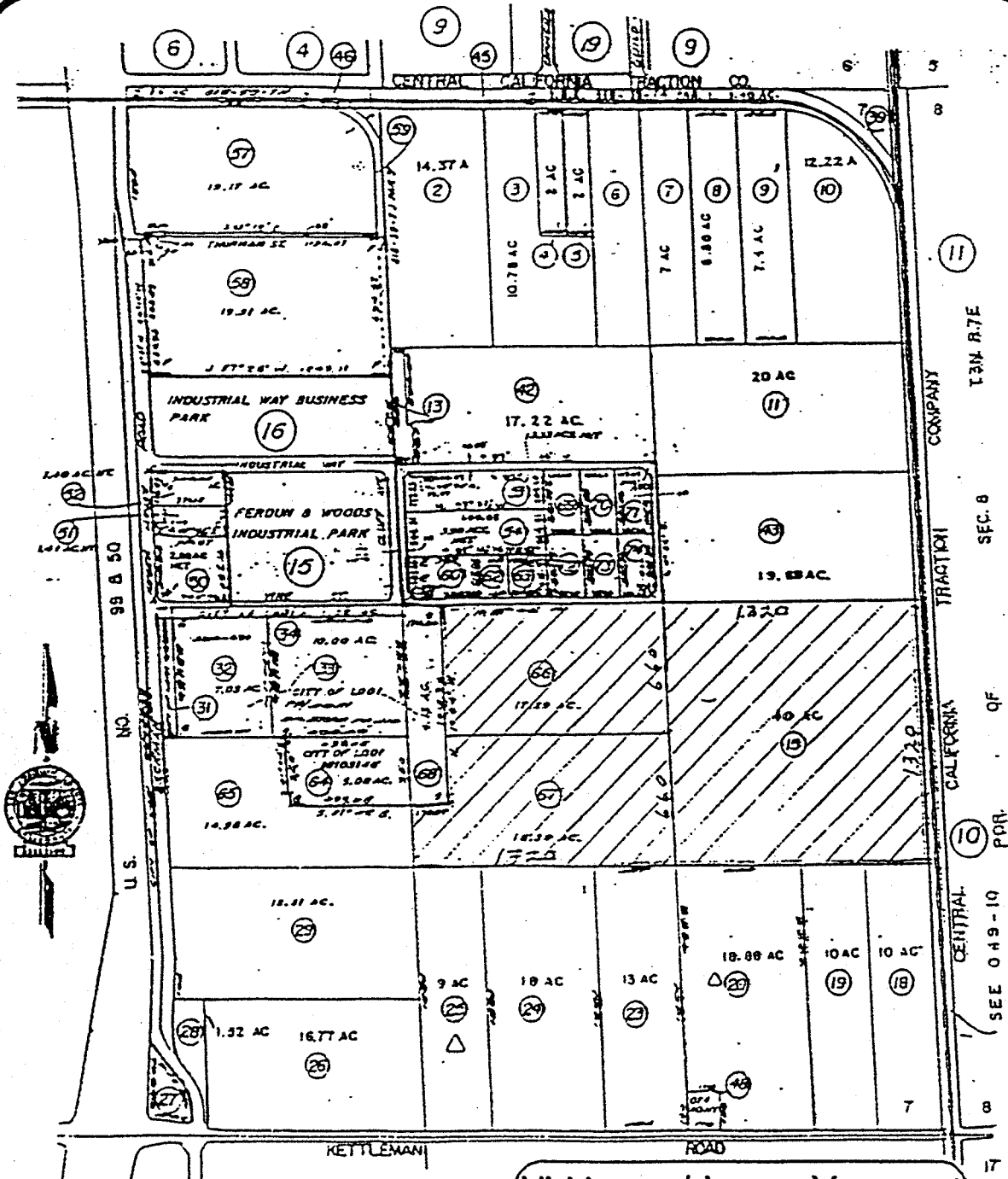
GRANT DEED

049-070-15

049-070-66

049-070-67

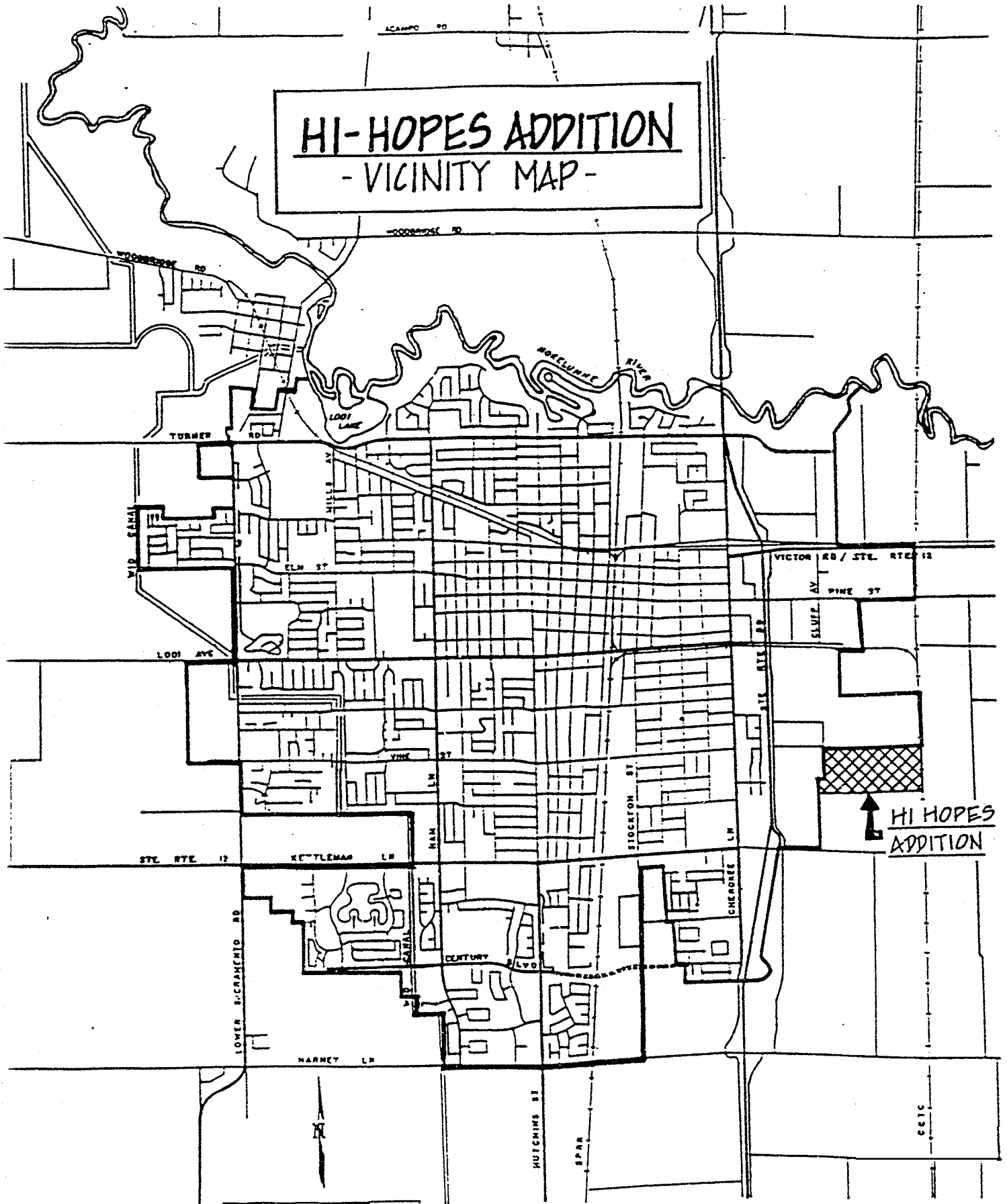




Hi Hopes/James Versepunt
 Prezone Ag to Light Ind.
 15514 & 15602 Beckman Rd.,
 5279 E. Kettleman Ln.
 7-91-03 7-91-04 7-9-91

HI-HOPES ADDITION

- VICINITY MAP -



1" = 3200'

SCALE IN MILES (1" = 1/2 MILE)

Hi HOPES VENTURE
2120 W. LODI AVENUE
LODI, CA 95242

1027

August 20

19 91

90-844
1211

PAY
TO THE
ORDER OF San Joaquin L.A.F.CO.

\$ 1325.00

Thirteen hundred twenty five and no/100 - - - - -

DOLLARS



LODI OFFICE
FARMERS &
MERCHANTS
BANK OF CENTRAL
CALIFORNIA
121 WEST FINE, LODI, CA 95240

FOR Annexation application

James F. Verge
[Signature]